



**DEPARTMENT OF THE NAVY**  
COMMANDER, NAVY INSTALLATIONS COMMAND  
2713 MITSCHER ROAD, SW  
ANACOSTIA ANNEX, DC 20373-5802

5863  
Ser CNIC/6U11369  
20 Oct 2006

The Honorable Edward R. Royce  
House of Representatives  
2202 Rayburn House Office Building  
Washington DC 20515-4111

Attention: (b) (6)

Dear Mr. Royce:

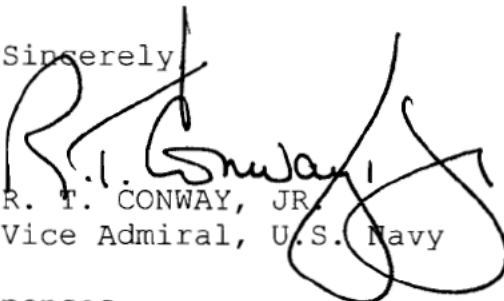
Thank you for forwarding the letter of August 16, 2006 from City of Cypress Mayor, Lydia Sondhi, which communicates the city's concerns regarding the Navy golf course at Los Alamitos, California.

This golf course is a Navy recreation facility operated by the Morale, Welfare and Recreation (MWR) Department at Naval Weapons Station, Seal Beach. We contacted the MWR activity for specific information about the concerns expressed in the Mayor's letter. Enclosure (1) provides a response to the issues raised by residents living adjacent to the Navy golf course.

The command is deeply concerned that its golf course operation might negatively affect the local community. The Commanding Officer is available to meet with Mayor Sondhi, other city officials and local residents to discuss these important issues and to work towards mutually beneficial solutions.

I hope this information is helpful in responding to Mayor Sondhi. Should you need additional information, my MWR Program Director, Mr. (b) (6) will be please to respond. He may be reached at (b) (6)

Sincerely,

  
R. T. CONWAY, JR.  
Vice Admiral, U.S. Navy

Enclosure: (1) Issues and Responses

## **Issues and Responses**

### ***Play hours expanded to early morning and late evening:***

Playing hours have not been expanded. Over the past ten years, golf course hours of operation have remained constant, corresponding to the hours of daylight. During the summer months while Pacific Daylight Time is in effect, play begins at first light and ends 30 minutes before sunset. Golfers are cleared from the golf course at approximately ten minutes after sunset or at 8:00 p.m., whichever is earlier. The driving range opens daily at 6:00 a.m. and the ball dispensing machine is closed at 6:30 p.m. Golfers are requested to leave the driving range no later than 7:00 p.m. These hours of operation are consistent with other golf courses throughout the country.

### ***Expansion of driving range and tee box areas to locations adjacent to rear residential property lines:***

Construction of a new clubhouse has necessitated relocation of the first tee to an area previously occupied by a putting green. Because it is physically located 40 feet closer to the golf course property line, the new first tee will be bordered by a large planter with palm trees and ground cover that should provide additional sound suppression. Since the new first tee was previously configured as a practice putting green where many golfers congregated, this area is now generally quieter than it was before, with only four to eight golfers at a time.

Reconfiguration of the driving range included installation of a 15 by 200 foot concrete slab that serves as a base for synthetic driving range mats. When these mats are used, golfers are approximately 15 yards closer to the rear property line than they were prior to the reconfiguration. When a golf club strikes the mat, it tends to make more noise than when striking grass. In recognition of this potential for new noise, the golf course has cordoned-off that portion of the driving range until 8:00 a.m. to minimize any disturbance to the neighbors.

***A new clubhouse with expanded facilities and hours of operation:***

The new club house is a larger facility but the hours of operation will not be expanded. In fact, when the new clubhouse opens in November 2006, it will be physically located approximately 100 yards farther than the existing clubhouse from the nearest neighbor. Clubhouse functions which include bands or DJ music are currently held in an adjacent tent structure, not designed to suppress noise. The new clubhouse will host future functions in banquet rooms that have been acoustically designed to isolate sound.

***Maintenance crews commencing operations in the early morning hours and also in the late evening hours:***

The golf course maintenance crew work hours have not changed. The maintenance crew begins work at approximately 5:30 a.m. and is usually finished work by 2:30 p.m. each day. To avoid disturbing residents who live close to the property line, early morning work is confined to mowing and maintenance activities that are located at the course's interior, gradually moving towards the property line later in the morning. Grounds maintenance operations in the vicinity of the clubhouse, first tee, practice greens and the driving range will be conducted after 7:00 a.m. on weekdays and after 8:00 a.m. on weekends and holidays, in accordance with City of Cypress noise ordinances.

***Loitering, drinking and profane language issues in the parking areas adjacent to rear residential property lines:***

Actions are being taken to ensure this type of behavior is prevented in the future. Signage has been prepared for posting in the parking lot to request that patrons refrain from loud or profane conversation. Additionally, Joint Forces Training Base, Los Alamitos security personnel will patrol the property line and parking lot areas to discourage loitering and to prevent any other undesirable conduct in the parking lot.

***Removal of vegetation along the course's perimeter which has removed all privacy along property lines:***

Clean up and removal of excess vegetation along the fence line was performed at the specific request of numerous residents who complained about neglected plant growth and incursion of vegetation onto their properties. The golf course is investigating possible installation of a sound and visual barrier along the fence line. Prior to installation of such a structure, the City of Cypress will be invited to participate in a survey of local residents to determine the desirability of installing such a barrier.

***Unconfirmed statements regarding the establishment of RV parking and camping in the parking area:***

Although the golf course has occasional daily play by golfers who arrive in small RVs, regular vehicle parking is extremely limited and RV parking is not typically available. There are no plans to incorporate or allow overnight RV parking or camping of any kind at the golf course.

***Mayor Sondhi inquired as to how such improvements could occur without adequate notification and consultation - the Mayor also requested assistance concerning National Environmental Protection ACT (NEPA) requirements for the clubhouse project:***

In August 2004, more than 100 flyers were distributed to residents from surrounding properties, inviting them to attend an evening meeting that would provide information regarding golf course construction projects. Only two residents attended this meeting. However, a thorough briefing was provided on all aspects of the driving range fence project as well as future projects involving the construction of a new clubhouse. With regard to the clubhouse project, it was determined by Navy Environmental Staff that a categorical exclusion was the proper form of NEPA documentation required for construction of the golf course clubhouse. Accordingly, no additional town hall meetings were held.